

## OCTOBER 25, 2018 – LAND USE HEARING

The Board of County Commissioners, Walton County, Florida held a Land Use Hearing on October 25, 2018 at 9:00 a.m. at the Walton County Courthouse Annex in Santa Rosa Beach, Florida.

The following board members were present: Commissioner W. N. (Bill) Chapman, Chairman; Commissioner Tony Anderson, Vice-Chairman; Commissioner Sara Comander; and Commissioner Cecilia Jones. Mr. Larry Jones, County Administrator; and Attorney Sidney Noyes, County Attorney; were also present. Commissioner Melanie Nipper was not present.

Chairman Chapman called the Quasi-Judicial Hearing to order and Attorney Noyes administered the oath to those intending to speak. There were no objections to the advertisements. Attorney Noyes instructed the board to submit any Ex Parte communications to the clerk.

Motion by Commissioner Comander, second by Commissioner Jones, to approve to continue to November 13, 2018 Topsail West PUD Phase II & III Amendment. Ayes 4, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye. **(Exhibits: Staff Report-1) (Ex Parte: None)**

Motion by Commissioner Comander, second by Commissioner Jones, to continue Verizon Wireless Cell Tower “Pretty Pond” to November 20, 2018 at 9:00 a.m. to be held at the Walton County Courthouse Annex, in Santa Rosa Beach, Florida. Ayes 4, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye. **(Exhibits: Staff Report-1) (Ex Parte: None)**

Attorney Sidney Noyes, County Attorney, questioned when the Planning Department would be relocating to the offices in Freeport as it may impact the November Land Use Hearings. Mr. Carpenter stated the construction schedule has moved up with the building to be turned over to the Planning Department on November 14<sup>th</sup> and the moving process would begin immediately

after. Attorney Noyes questioned when construction would start on the south Walton County Courthouse Annex. Mr. Louis Svehla, Public Information Officer, stated the board room in the Freeport office would not be complete until December and was unsure when construction would begin at the annex. Chairman Chapman voiced concern with the construction noises which would be disruptive to the board meetings. He recommended moving all meetings to DeFuniak Springs until construction could be completed at the Annex. He stated the meeting room in Freeport would not be large enough to hold everyone. Discussion ensued on the dates scheduled for the swearing in of the newly elected board members, the Regular Meeting, and the Land Use Hearing. The board concurred to hold the November Land Use Hearing on November 20, 2018 at 9:00 a.m. or soon thereafter at the Walton County Courthouse in DeFuniak Springs, Florida.

Motion amended by Commissioner Comander, second amended by Commissioner Jones, to continue to November 20, 2018 Verizon Wireless Cell Tower "Pretty Pond" to be held at the Walton County Courthouse in DeFuniak Springs, Florida at 9:00 a.m. or soon thereafter. Ayes 4, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye. **(Exhibits: Staff Report-1)**  
**(Ex Parte: None)**

Motion by Commissioner Anderson, second by Commissioner Jones, to table Seaside 18 a/k/a Seaside 17 Plat as requested by the applicant. Ayes 4, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye. **(Exhibits: Staff Report-1) (Ex Parte: None)** If the applicant chooses to bring it back it will be re-advertised.

Motion by Commissioner Jones, second by Commissioner Comander, to continue Lakeview Subdivision Plat to November 20, 2018 to be held at the Walton County Courthouse in DeFuniak Springs, Florida at 9:00 a.m. or soon thereafter. Ayes 4, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye. **(Exhibits: Staff Report-1) (Ex Parte: None)**

Motion by Commissioner Comander, second by Commissioner Anderson, to continue Bear Creek Phase III to November 20, 2018 to be held at the Walton County Courthouse in DeFuniak Springs, Florida at 9:00 a.m. or soon thereafter. Ayes 4, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye. **(Exhibits: Staff Report-1) (Ex Parte: Anderson, Jones)**

Mr. Carpenter requested to approve by Final Plat the Alys Beach, Phase III, Block AC, Lots 11-12, 21-23 and 28 Plat. This is a plat application submitted by Innerlight Engineering Corporation on behalf of EBSCO Gulf Coast Development, Inc., requesting approval to plat lots 11-12; 21-23 and 28 of Block AC, Alys Beach PUD on 0.70 +/- acres with a future land use of Traditional Neighborhood Development. The project is located on the west side of Sea Garden Street, south of C.R. 30A (Parcel No.: 27-3S-18-16000-027-0010). Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibit 1: Staff Report)**

There were no comments by the applicant or the public.

Motion by Commissioner Comander, second by Commissioner Jones, to approve the Alys Beach, Phase III, Block AC, Lots 11-12, 21-23 and 28 Plat with conditions as stated in the Staff Report. Ayes 4, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye. **(Exhibits: Staff Report-1) (Ex Parte: None)**

Mr. Carpenter requested to approve by Final Plat the San Roy Sands Plat. This is a plat application submitted by Emerald Coast Associates, Inc. on behalf of All 30A, LLC requesting approval to plat 3 single family residential lots on 0.63 +/- acres with a future land use of Neighborhood Infill. The project is located at 86 Beachside Drive (Parcel Nos.: 19-3S-18-16080-000-0160 and 19-3S-18-16080-000-0164). Staff found the project to be consistent with the Walton

County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibit 1: Staff Report)**

There were no comments from the applicant or the public.

Commissioner Comander voiced concern with building three houses on approximately one half acre.

Motion by Commissioner Anderson, second by Commissioner Jones, to approve the San Roy Sands Plat with the conditions as stated in the Staff Report. Ayes 4, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye. **(Exhibits: Staff Report-1) (Ex Parte: None)**

Mr. Carpenter requested approval by Final Order the Executive Business Complex. This is a Major Development Order application submitted by Emerald Coast Associates, Inc. on behalf of L & V Investments, LLC requesting approval to develop 9 vacuum spaces with overhead canopy and 200 square foot equipment building on 2.32 +/- acres with a future land use of Coastal Center Mixed Use (CCMU). The project is located at the southeast corner of U.S. Highway 98 West and South Geronimo Street intersection (Parcel Nos.: 28-2S-21-42000-003-0020; 28-2S-21-42000-025-0050; and 28-2S-21-42000-027-0010). Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibit 1: Staff Report)**

Mr. Dean Burgis, Emerald Coast Associates-representing the applicant, briefly discussed the project.

There were no public comments.

Motion by Commissioner Comander, second by Commissioner Jones, to approve the Executive Business Complex with conditions as stated in the Staff Report. Ayes 4, Nays 0.

Chapman Aye, Anderson Aye, Comander Aye, Jones Aye. **(Exhibits: Staff Report-1) (Ex Parte: None)**

Mr. Carpenter presented for approval by Final Order the Louis Louis Expansion. This is a Major Development Order application submitted by O'Connell & Associates Consulting Engineers, LLC on behalf of POL, LLC, requesting approval for a 1,247 square foot expansion of the existing restaurant, a 4,365 square foot office building and a six unit apartment building on 2.078 +/- acres with a future land use of Village Mixed Use. The project is located on the west side of Mussett Bayou Road, north of U.S. Highway 98 West and south of Water Oaks Loop (Parcel Nos.: 28-2S-20-33220-000-0489, 28-2S-20-33430-000-0020, and 28-2S-20-33430-000-0010). Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibit 1: Staff Report)**

Mr. John Nash, O'Connell & Associates-representing the applicant, briefly discussed the project and was available for questioning.

There were no public comments.

Motion by Commissioner Anderson, second by Commissioner Jones, to approve the Louis Louis Expansion with conditions as stated in the Staff Report. Ayes 4, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye. **(Exhibits: Staff Report-1) (Ex Parte: None)**

Mr. Carpenter presented for approval by Final Order the Emerald Transformer Warehouse Addition. This is a Major Development Order application submitted by Baker Engineering on behalf of FL Acquisition, Inc., requesting approval to demolish an existing 8,799 square foot warehouse to be replaced with a 16,093 square foot warehouse on 24.05 +/- acres with a future land use of Industrial. The project is located at the corner of Sunrise Road and State Highway 83

(Parcel No.: 02-3N-19-19000-015-0000). Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibit 1: Staff Report)**

There were no comments by the applicant or public.

Motion by Commissioner Comander, second by Commissioner Jones, to approve the Emerald Transformer Warehouse Addition. Ayes 4, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye. **(Exhibits: Staff Report-1) (Ex Parte: None)**

Mr. Carpenter presented for approval by Final Order, Capelongue on 30A. This is a Major Development Order application submitted by Emerald Coast Associates on behalf of Ken Minchew, requesting approval of 6 multi-family units and 6 single family lots on 3.42 +/- acres with a future land use of Neighborhood Infill. The project is located on the south side of C. R. 30A (Parcel Nos.: 07-3S-19-25000-005-0000, 07-3S-19-25000-005-0020, and 07-3S-19-25000-006-0000). Staff found the project to be consistent with the Walton County Comprehensive Plan and Land Development Code contingent upon conditions being met as stated in the Staff Report. **(Exhibit 1: Staff Report)**

Mr. Ken Minchew, applicant, briefly spoke about the project and stated that the lots were larger than most other subdivisions on C.R. 30A. He submitted letters from area residents supporting the project. **(Exhibit 2: Petitioner letters)**

Chairman Chapman questioned if all the buildings will be on water and sewer service. Mr. Minchew replied they would. Chairman Chapman asked if vegetation and setbacks would comply with the Coastal Dune Lake regulations. Mr. Minchew stated all requirements have been met.

Mr. Dean Burgis, Emerald Coast Associates representing the applicant, stated the project had been unanimously approved by the Planning Commission. He reported all required preservation was met on site with no buy-out.


Chairman Chapman expressed his gratitude to the applicant for implementing larger lots.

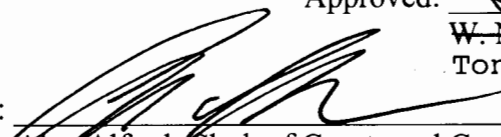
Ms. Coy Bowman spoke in opposition to holding the quasi-judicial items separate from the Regular Meeting and questioned how many items had been discussed. Chairman Chapman reported the number of items continued, tabled, and discussed. Ms. Bowman spoke in opposition to the project.

Mr. Robert Stanley, Sanctuary at Redfish Homeowners Board member, spoke in support of the project.

Motion by Commissioner Jones, second by Commissioner Comander, to approve Capelongue on 30A with conditions as stated in the Staff Report. Ayes 4, Nays 0. Chapman Aye, Anderson Aye, Comander Aye, Jones Aye. **(Exhibits: Staff Report-1; Petitioner Letters-2) (Ex Parte: Chapman, Comander)**

There being no further items to present, the meeting was adjourned at 9:25 a.m.

Approved:   
\_\_\_\_\_  
~~W. N. (Bill) Chapman, Chairman~~  
Tony Anderson, Vice-Chairman

Attest:   
\_\_\_\_\_  
Alex Alford, Clerk of Courts and County Comptroller